Karen Johnson Davidson County
Batch# 1274535 DEEDWARR
05/19/2025 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20250519-0039264

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2330

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2025

Notary Public

Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cody Rabach 307 Edith Avenue Nashville, TN 37207	Fairway Independent Mtg. Corp. 4750 S Biltmore Lane Madison, WI 53718	071-11-0-079.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Karla N. Swafford, a married person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cody Rabach, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being part of Lot No. 3 of the Subdivision of Lot No. 6 of the William White Heirs' property, as of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee, described partly according to a survey made by Z.J. Wilkinson, Surveyor, February 6, 1959, as follows:

Beginning at a point in the Northerly margin of Edith Street, said point being the Southeast corner of the property conveyed to Thomas R. McEachron and wife, by deed from B.C. Wobb and wife, as of record in Book 3341, Page 36, said Register's Office; thence with McEachron's Westerly line Northerly 150 feet; thence Westerly 40 feet; thence Southerly 150 feet to the Northerly margin of Edith Street; thence with the same 40 feet to the point of beginning.

Being the same property conveyed to Karla N. Swafford, an unmarried person by Warranty Deed from Kudzu Real Estate, Inc. of record in Instrument No. 20130410-0035535 Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 10, 2013.

Jessica Knowles, the spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 307 Edith Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16 day of May, 2025.

Karla N. Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of May, 2025, before me personally appeared Karla N Swafford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of May, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

WARRANTY DEED

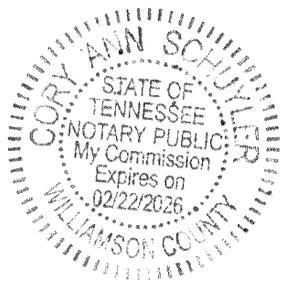
Jessica Knowles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of May, 2025, before me personally appeared Jessica Knowles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of May, 2025.

Notary Signature
My commission expires:



WARRANTY DEED

True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 16 day of May, 2025.

Affiant Signature
Date 5/16/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027